



**LEESBURG BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 17 DECEMBER 2012  
AGENDA ITEM 6b**

**BAR Case No. TLHP-2012-0127: Modifications to existing building at 6 W. Market St. differing from approved Certificate of Appropriateness TLHP-2012-0039.**

**Reviewer:** Kim K. Del Rance, LEED AP  
**Address:** 6 W Market Street  
**Zoning:** B-1, H-1 Overlay District  
**Applicant/Owner:** Michael J. O'Connor



**Additional information since December 17, 2012 discussion:**

Four (4) elevations (options) to the present door surround, light fixture placement and paint colors were submitted and are attached. This report will discuss each option.

- The photo submitted also shows a new door attached to the far right entrance which was not submitted for review.

**Site Development/Zoning Issues:** No zoning permit or county building permit was issued for the new exterior side door where an existing window had been.

**APPLICABLE GUIDELINES - OHD DESIGN GUIDELINES:**

**CH.VI GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURES: MATERIALS**

**IV. SITE DESIGN GUIDELINES - C. Lighting, continued - New Lighting p. 42**



Appropriate commercial building lighting includes historically sympathetic designs such as lanterns and gooseneck fixtures.

*4. Use fixtures that are compatible with the character of the surrounding area and the new or historic building and provide subdued illumination.*

*5. Choose a light intensity that provides for adequate safety but does not overly emphasize the site or building or create a glare. Often, existing porch lights may be sufficient. Other options may include low, below eye-level, lighting for paths and walkways and pole- or **surface-mounted fixtures at a height of six to eight feet.***

*9. Provide appropriate treatments for lighting in parking lots, including shielded parking lights that focus light on the road surface **and historically appropriate pedestrian-scaled walkway lighting.***

**F. PAINT AND PAINT COLOR P. 41**

***Guidelines for Paint and Paint Color***

1. *Select a color scheme appropriate to the time period in which your building was constructed and that is compatible with adjacent structures.*
4. *Consider professional paint analysis to determine the original and later colors.*

***Inappropriate Treatments for Paint and Paint Color***

- *Do not use overly bright and obtrusive colors.*

**Inappropriate Colors**

- Overly intense or primary colors not compatible with the subdued colors of the natural materials typical of traditional construction are not appropriate.



Elevation 1



Elevation 2



Elevation 3



Elevation 4

The elevations above are scanned images of a photo edited by the applicant to show the various options. The door surround on Elevation 4 has a more appropriate scale as seen from this sharp angle than the current surround, however, a closer view taken straight on and more details would be needed to make a complete recommendation as to its appropriateness.

The large lighting fixture placed high on the building as shown in all elevations is higher than the guidelines which say six (6) to eight (8) feet high. It is staff's interpretation of the guidelines that there is no placement on this particular building where this fixture would be appropriate. The example in the guidelines on p. 42 as shown on the previous page, shows a larger scale entrance than anywhere on this building even though the fixtures are much smaller than what is proposed high on this building. An

appropriate lighting fixture placement would be one or two small fixtures to the side of the new door on the side of the building or one small overhead downward fixture.

The Black Forest Green paint color shown in all four elevations appears too dark. While this color has been used in other parts of Leesburg, it has been used as a shutter, door or trim color, not a main body color. A dark green that has been used successfully and with proper approval as a body color would be appropriate.

The Bryant Gold trim color would be appropriate as trim with a dark color, however, on elevations 1 and 2 the trim against the light brick would blend with the bricks. If the building remains as two different colors, with one being unpainted brick, then a trim color that is a contrast for both would be appropriate. The small roof feature below the second floor windows on the front façade can be used to differentiate floors and accent in either the trim or body color; this would need to be delineated on a paint plan before a recommendation can be made as to its appropriateness.

**BASED ON THIS REPORT, THE DECEMBER 3, 2012 WORK SESSION AND THE REPORT OF NOVEMBER 19, 2012:**

**STAFF RECOMMENDATION/DRAFT MOTION**

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

**Based on the findings that:**

- The door surround on elevations 1, 2 and 3 is too large, too ornate and of an architectural style that is foreign to this building
- The door surround on elevation 4 appears to be a proper scale, but enough detail or a straight on view is given which is necessary for a recommendation on approval.
- The two small front façade lighting fixtures may be appropriate
- The center large light fixture is out of scale with the building and is not appropriate on this site
- The brick sidewalk is appropriate
- The brick on the lower edge of the west side elevation may be appropriate
- The paint color of Black Forest Green for the main body is too dark for this building in this context, however, a lighter dark green may be appropriate
- The Bryant Gold may be appropriate if the board finds the option of painting the entire building a dark color is appropriate, then the Bryant Gold would be a proper contrasting trim.

**STAFF RECOMMENDS THE FOLLOWING CHANGES OR CONDITIONS:**

1. The large light fixture is removed.
2. The door surround on elevation 4 is shown in greater detail and a view straight on so its proportions can be understood in relation to the façade.
3. If brick is to be added on the side elevation, it may be placed at the same height as the rowlock on the front façade.
4. A dark traditional color of green, brown or blue is chosen for the main body of the building that is compatible with the unpainted brick that is lighter than the proposed dark green.
5. A contrasting traditional trim color is chosen that is compatible with both the new main body color and the existing unpainted brick.
6. A paint plan/diagram be submitted showing where each color is to be placed on the building.

Staff recommends denial or recess of TLHP-2012-0127 subject to the plans, photographs and materials submitted as part of this application dated October 16, 2012 and December 11, 2012 and photographs submitted by Town of Leesburg staff October 31, 2012 and December 6, 2012.

**DRAFT MOTION**

I move that TLHP-2012-0127 be denied based on the application submitted by Michael O' Connor on October 16, 2012 and subject to the findings and conditions of approval as stated in the November 19, 2012, December 3, 2012 and December 17, 2012 Staff Report (or as amended by the BAR on December 17, 2012).

-or-

I move that TLHP-2012-0127 be recessed until January 23, 2013 and all conditions be met as stated in the December 17, 2012 Staff Report (or as amended by the BAR on December 17, 2012).